

# Teton County, Wyoming – Fall / Winter 2023 Rental Report

Survey Dates: August 21 – September 5, 2023

Total Responses: 907

English Survey: 860 respondents, 671 of whom are households renting in Teton County, Wyoming.

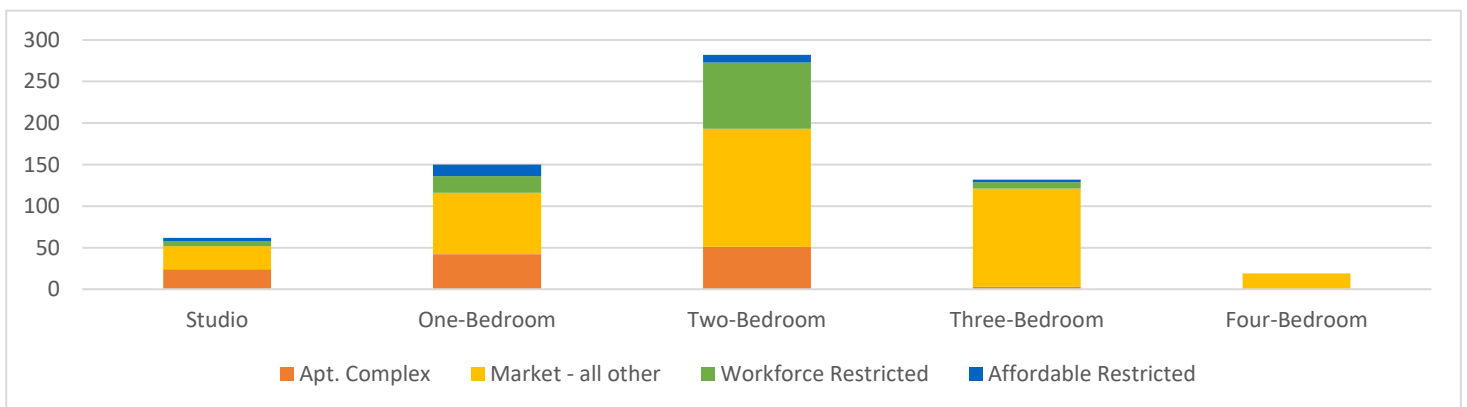
Spanish Survey: 47, 36 of whom are households renting in Teton County, Wyoming

## Summary

For the past four years, the Housing Department has reported on the rent prices and vacancy rates for the five largest apartment complexes in the community using data provided by those apartment complexes. However, in early 2023, some of the complexes refused to answer our rent survey, limiting our ability to report current data.

In response to this changing dynamic, the Housing Department released a rental survey to the public on August 21, 2023 designed to collect information on the cost and experience of renting in Teton County, Wyoming. The survey closed September 5, 2023. A total of 907 individual responses were collected. Of these, 860 were responses to the English language survey and 47 were responses to the Spanish language survey. A total of 10 questions were asked in the survey. The data collected is summarized below.

## Number of Respondents Living in Teton County, WY who Provided Rent Rate Information by Unit Size & Type, September 2023



## Monthly Rent Rates by Unit Size & Type as Reported by Survey Respondents Living in Teton County, WY, September 2023



Notes: Dots are outliers, the top end of the whisker is the non-outlier max, the bottom end is the non-outlier min. The x in the middle is the mean, the line is the median. Top of box is 75<sup>th</sup> percentile, bottom of box is 25<sup>th</sup> percentile. Outlier = min or max that is greater than 1.5x the inner quartile mean above the 75<sup>th</sup> or below 25<sup>th</sup> percentile.

### Key Takeaways & Observations:

- The rent ratio (purchase price of a house divided by the annual cost of renting a similar house) is above 27. The rule of thumb according to Mark Zandi, the chief economist of Moody's Analytics, is to rent unless the rent ratio is below 18.
- The median rent rates for market rate units at the five largest apartment complexes exceed median rent rates for privately owned rentals, Workforce deed restricted rentals, and Affordable deed restricted rentals.
- Two-Bedroom Units are the most represented and should therefore have the least deviation and more accuracy when compared to smaller data sets. Responses indicate that market-rate units are consistently more expensive than Workforce and Affordable deed restricted units.
- Studio and four-bedroom units are the least represented. With a smaller sample size, higher deviation in the data is expected which can reduce accuracy. More research into the total number of rental units of all sizes needs to be completed.
- Market rate rentals that are not part of the five largest apartment complexes represent the most responses, have the highest level of variability in rental rate, and include aging housing stock that is more likely to be elastic (more instability).
- Respondents to the Spanish-language survey were more likely to live in overcrowded housing than those who responded to the English-language survey.
- Most respondents (71%) have a 6-month lease or longer. About a quarter of respondents have no lease or a month-to-month lease.
- Some households inaccurately reported that they lived in Workforce or Affordable deed restricted housing. For example, there are no deed restricted motel or hotel rooms; there are no deed restricted units in Blair Place/Latitude 43 or The Timbers Apartments; and there are no deed restricted mobile homes.

Median Market Rent Rates by Apartment Complex and Unit Size as Reported by Respondents					
Unit Type	Aspen Meadows	Blair / Latitude 43	Hidden Hollow	Sagebrush	The Timbers
Studio	\$2,238.00	n/a	n/a	\$2365.00	\$2,425.00
One-Bedroom	\$2,525.00	\$2,300.00	\$2,747.00	\$2,725.00	\$3,004.00
Two-Bedroom	\$3,500.00	\$3,000.00	\$3,550.00	\$3,225.00	\$3,175.00
Three-Bedroom	\$4,189.00	n/a	\$4,156	n/a	n/a

### Additional comments provided by survey respondents.

*Please note that many comments address multiple issues but are grouped by primary theme.*

#### On affordability / cost of renting...

- My position allows me a housing allowance to afford rent in this county.
- My monthly rent amount does NOT include Internet service. Also . . . . . my monthly rent does NOT include cable TV service.
- Incredible high rent for the type of apartment that you can get. This is a sad way of living to work for rich people.
- We are being charged for "prime apartment" living but we don't have a dishwasher or laundry in unit. The rent has gone up \$200+ each year.
- Rent increases over the past few years have increased well past my pay increases. It's to the point where I'm going to have to leave Jackson.
- Every year our rent goes up another \$300. Now we even pay "property tax," common area fees, we pay to use the washer and dryer and now the electricity for the washer and dryer. It's never ending with all the fees. Pretty soon we will have to move. It's becoming unaffordable. Our 12 year old son doesn't even have a room. We have made the living room into his room. We can't afford a two bedroom. They want \$4,200 for a two bedroom. It's sad that the working class is getting pushed out of here.

- My rent has gone up 8% every year and my income hasn't. Can't save money for my future looking to leave after 24 years.
- Unaffordable - and prices keep increasing with the new ownership at Blair Place/Latitude 43. Really unsatisfied with the service we are provided by them with the amount they charge (broken laundry for months on end, flooded parking lots, fallen signs, poor communication).
- Rent going up to 3200 month at Blair. I will be leaving the state b/c of housing situation
- Paying so much in rent leaves little income
- The monthly cost of bills varies throughout the year. Typically, I pay about \$75 more a month than I did under the old ownership of Blair. This covers water, sewer, trash and electricity for the common areas (laundry rooms and building entries). I then pay electricity separately, which has a wide variation throughout the year.
- We do not pay the market rate at Blair apartments ( now latitude 43) as we have lived there for 12 years. We have the grandfathered rates. We would pay approximately 3600
- I don't know where I can get advice on whether what the people who own the property/apartment where I live are doing is correct and legal, since now we have to pay for sewer, trash, water and electricity in common areas in addition to what we already paid in rent, and we only received the charge for the total amount, but we did not receive any explanation of how they do the breakdown to obtain those amounts, sometimes I feel that they take advantage of the situation of how difficult it is to get housing in Jackson and Teton County. And I would like to know if there is someone who reviews and regularizes what the owners do!? Thanks in advance for all the help
- The new management will not consider giving a 2-year lease. Rent has been escalating precipitously, and, when the new management took over, they added monthly shared utilities in addition to the large rent increase. Please don't share my email address.
- Leaving Jackson after 7+ years as lease is up and cannot afford 10%+ increase in rent EVERY year. I don't get pay increases in that amount. It's a shame, really.
- In the last 2 years they increased 12% every year
- My rent rate is grandfathered in from the previous complex owner's rates. "Market rate" for my unit is now \$4200/mo. Which I would not be able to afford half of, despite my well-paying job. I will be moving away from Jackson next month due to not being able to find a rental I can afford.
- I don't understand why owners/landlords need to keep increasing the rent EVERY YEAR. This may be a workforce/tourist town, but families live here too, and we deserve to have affordable housing just like anybody else.
- The rent increse each year more or less
- Total rent for Hidden Hollow includes rent as well as extra fees for parking space, cable/internet, HOA fee (???), tax passthrough (???), all of which are mandatory. Also have early lease termination fee of over \$4000.
- I have lived all over this country in rental apartments both professionally managed, rental companies and individually rented over the last 20 years. I have never experienced a rental market like this. It is completely unmanaged, unregulated and unreliable. Not only is this the only market I have ever seen it common to ask F/L/D for a \$2000/mo+ apt. But this is also on top of a credit check, rental history check and 'doni like you interview. I had a hard credit check twice trying to apply for an apartment between here and alpine BEFORE, being offered a lease and in one case before being told what my move in costs would be. The average 1bd apartment for a solo renter who works in this county for a national company and does not qualify for workforce, it's 3000/mo. This is absolutely unreasonable considering what it entails to just get in to the apartment. I most cases, with f/l/d, the leasor is asking 9k from an individual up front. That is absolutely insane. No one has that disposable income except the people skewing this market. That is only the start of the rental struggle. Most of the available rentals here are independent home owners who could sell out from under you at any moment without warning after going through this massive hurdle just to get in to the rental. I could go on and on but I'd rather do this in person or by phone. I'm a 40y/o professional woman who has loved all over this country in both affordable and some of the most expensive markets in the country. I have a

cat, no car payment and work for a national company. My parents live here and I have generational ties to the region. I'd be happy to go in to more detail if interested.

- My rent was raised \$300 with my lease renewal this fall. I now pay more than double for a one bedroom apartment than I did for a bigger, nicer one bedroom in 2020.
- I would just like to note that my base rent is 2236 but hidden hollow has so many fees and an outrageous pet fee as well which all bring my rent to 2748 a month. Feel free to reach out if you want a further breakdown of fees!
- There are a lot of add on fees paid each month in addition to the rent. Parking, HOA, and CAN
- Every year with an annual lease agreement and work force housing, my rent increases.
- Our current rent is being substantially supplemented by the owners (one sibling is buying out another sibling). The rent will rise to \$5000/mo in November. We have 2 stable incomes, yet we will not be able to afford housing for long at that price
- I work as support in the medical field and make so little money. It's absurd what we are charged for "affordable" housing with rent that goes up every year.
- My rent is too expensive. I will be leaving Teton County soon because of the cost of living.
- My landlord is amazingly greedy (inherited numerous rentals that were paid for entirely years ago through no work of her own) and continues raising the rent massively annually "because of taxes" but also out of sheer greed because of the pricing she sees in the newspaper and the pricing spike from covid - she thinks the market is continuing to rise
- When I retire, I cannot afford to live in Jackson. I cannot afford to buy a house in Jackson.
- IF IT WERENT FOR EMPLOYEE HOUSING I WOULD NOT LIVE IN WYOMING, VICTOR, DRIGGS, AND STAR VALLEY ARE ALSO BECOMING OUTRAGOUS TO RENT OR BUY. LOWER RENT COSTS OR THE RICH WILL NOT HAVE A WORKING CLASS TO KEEP THIS TOWN RUNNING!
- We are one of the lucky households that only pay \$3000 per month for a home here. I am always nervous that this situation will change and we will be left with nowhere to go. Please lower rental rates!
- Every time property taxes go up, that cost is passed directly to the renter. Rent for the unit was \$3000 3 years ago, now its \$5,100. Rent makes up 50% of my income.
- All rent is way, way too much. This is insane people.
- Single family rental options are on the verge of being unattainable. Doable if you're splitting the rent as a single person, but nearly impossible for a single or double income family.
- I think if we didn't work for the owners of the house the rent would be \$6000. and that is terrifying
- We are very lucky in our home! We have a reasonable landlord who does not charge the market price. However, we feel trapped because we cannot afford to move due to the rest of the counties absurd rental prices.
- Rent is only going to Continue to rise. If affordable housing is not made in both counties the richest county in the U.S a long with it's neighbor will not have any workers to serve the rich both the valley and Jackson cater too.
- Partner and I share a room for 1183 each. other occupant pays around 1500. 500 sq ft 1 bathroom
- This is the first "affordable" housing I've had in 3.5 years. The cost does not at all reflect what is out there that myself and others are dealing with / have dealt with.
- We are leaving our house October 1st due to the \$1,300 rent increase. I would also like to add that there will be no updates done to the house for the rental difference. His excuse was "I know I can get more and will".
- We are lucky by having a great landlord that keeps our rent lower than others. But - our rent has risen in the last few years about \$300 per month.
- An annual increase of \$100 per month is built into our lease agreement. \$3100/month in 2023, \$3200/month in 2024, \$3300/month in 2025, etc. The \$185 utility expense is an average over 12 months, higher over winter and lower over summer. We also pay about \$20/month in renter's insurance, and \$12/biweekly to dump our garbage at the TTS (no trash service at house).
- Rent will go up another 500 at the first of the year - single income family with 2 school aged kids
- Rent is overpriced.

- My current income is about 50% of my rent expense.
- We are a married couple with two kids. Our landlords have expressed their desire to help keep young families in the area. They intentionally do not raise our rent as high as they know they could. We are actively working towards buying a home but as you well know the goalpost moved on that substantially. Our rent has increased an acceptable amount each year and we expect it will go up again when our lease comes up this winter.
- We are all tired of paying beyond of what we can afford, we are just trying to keep our jobs and have a nice quality life but it is sad that we all need to adjust to whoever is deciding to increase the rent, and the problem it is not just theirs, it is also ours because we are willing to pay for it which is why I am moving to Victor, or sadly leaving town and my job that I enjoy but I enjoy more leaving with some savings also. Having 2 jobs it is not ideal for all of us, and this is what a lot of people needs to do to afford leaving here in Jackson.
- I must work two jobs, with combined 63 hours per week, in order to afford rent, and live in Teton County.
- Landlord just told me that the rent is going up \$1000/mo (one thousand dollars per month) upon lease renewal. As I live alone, I cannot afford it and will have to leave. Not sure if I will have to leave the valley altogether. This is UNSUSTAINABLE! So sad.
- The rent here is devastatingly high.
- My rent went from 2600 in 2021, was raised to 2900 in 2022 and then increased again for 10/2023 to 10/2024 to 3200 - the reason given is property tax increases
- My rent is barely affordable.
- Rent recently went up \$150 because property taxes went up \$400 on the property overall
- If my landlord sells to someone that will not keep me on the property or raises my rent, I will have to leave Jackson after 7 years.
- My rent is half of most people's rent. But it's at a price that is actually Affordable in Teton county. When I lose this place next Spring, I'll likely have to leave the area.
- We also caretaker the property- it is part of our rent deal- comes with about 40 hrs of work a month
- The rent is too damn high.
- I have lost my housing 2/x due to landlord sell out. I work 2 jobs to afford the studio as I don't have other living options. It is at a point that I will be forced to leave my professional job because I can't afford rent increase and cost of living in a town I once called home. Simply pathetic and greed has taken over.
- If the housing market in this town is never going to be affordable for upper middle class working couples to buy a house, then rent needs to come down.
- We have been free market renters for 15 years. We make too much money for affordable housing unless it is a no income limit, but we do not make enough money to actually live here. There needs to be a rent control such as landlords need to apply for permits, price per square footage, and break lease agreements need to be included for both parties. We have lost our housing 5 times due to they want to sell but we never wanted to pay the price for the small units. Over the course of 15 years, our rent has went from \$1,250 to now \$3,750 and our income and raises has never matched that. We are no longer making a living; we are just working to live here. So much, we are actually leaving the area, which breaks our hearts, but we need to live again and not just survive. I do hope that the town council looks at this issue and put some restrictions on landlords. The prices are out of control. You cannot keep promoting tourism here if there is no one to serve them. Hospitality workers are so burnt out and tired because we cannot staff enough. Thank you for reading!
- We are leaving Jackson next month because we can no longer afford to stay. Sad thing is both my husband and I are business managers. We were told our rent was going up to \$3800 for October. Pretty soon Jackson will no longer have employees to run their businesses. Businesses will be closed...people will leave and the economy will die here and be a ghost city.
- When I moved into my current situation three years ago I was worried because it was the most expensive rental I had ever paid for. Now my rental is considered a deal. Also your survey should

include a question for additional utilities. For example I pay \$1500 a year for snowplowing on a private road. This does not include my driveway.

- The housing cost is too expensive for those that are not servers in restaurants making more than \$100k or high upper management. Wanting to settle down or purchase, even the workforce homes is just not possible for my wife and I that are jointly making \$140k. We are having to find new accommodations in another state in the next few months.
- I WOULD LOVE TO MOVE OUT INTO MY OWN PLACE BUT RENTAL PRICES ARE OUT OF CONTROL. STUDIO APARTMENTS IS GOING FOR 2500 A MONTH! THAT IS INSANE! SOMETHING NEEDS TO BE DONE TO CONTROL RENT PRICES
- The rental prices in town are ridiculously high considering the pay is so low. It requires either roommates or multiple I. Order to afford
- I'm my kids stay in the front room with they are not spouses to have kids here and when me and my boyfriend fight and I have to go I'm so scared because there is nothing around to rent and staying in my car with my kids don't work because I have cops messing with me telling me I can't stay there there is no place to go I stay in a bad relationship because I can't get my own place
- I pay the same rent as my neighbors who are not deed restricted.
- We work in retail. The housing cost is 60% of our take-home pay. We are considering leaving Jackson when our lease is up because we feel we have no future here; owning a home, building equity for retirement, having enough money to pay for health care and/or a vacation.
- Though my rent may not be exorbitant. As you are well aware, rent is excessively high and property taxes have been used as the excuse for multiple rent hikes in the past 3 years
- Rent price is ridiculous! Lived here for 27 yrs. Ready to leave
- It is so hard to rent here. I work 5 jobs just to afford my rent. I have to use the food banks for food. I am a full-time professional who doesn't make a living wage that covers a reasonable cost of living. Landlords blame it on property taxes, but it feels greedy and desperate for those of us doing good and hard work in the community.
- I realize how fortunate I am to have my Affordable unit! However, the rent is way more than I can afford as a single mom working 3 jobs.
- My rent is up 1,000% on a square footage basis since 2009. Jackson NEEDS RENT CONTROL. This would be ILLEGAL for banks to raise ARM mortgages like this. Why should renting be different?!?!?
- I hope housing rates get cheaper especially for J1 students
- We are being taken care of by Leslye and David Hardie. They are amazing. We hope to buy an affordable one day and pass this rental on to some other local workers!
- Done with this town... Rent is unsustainable, affordable houses going for 900k... It's a joke. Unfortunately I'm preparing to move away.
- We live in constant fear of losing our housing, or rent going up to a point that is not affordable. The homes being built aren't big enough for a family of 6 and that is frustrating
- This unit has more than doubled in rental cost since 2020.
- thank you for taking the time for this survey. The housing situation in this county is untenable, and I am VERY lucky to have found what I did, even though it is still way over my budget (I work three jobs and have \$250k in student debt for a doctorate that makes me \$36/hr, partly because of insurance companies and partly because, again, rent is so high in this valley). I likely won't be able to live here for more than a year longer if I can't find cheaper housing or a -few- better paying jobs. The apartment is so "affordable" because it is owned by a long standing local who has moderately stable accommodations (caretaking another house), and understands that not everyone in this valley is a million/billionaire (nor should they be, for the well-being of the community). However, the rent will likely go up due to property tax increases, which are also a huge problem, but we'll save that for another survey. Thank you again for at least starting to address the problem.
- There are no longer options for people to affordably rent or buy a home in Teton County
- My unit is "restricted" by my landlord, who intentionally charges far below market rate. My understanding is they do this on all of their units — typically I would not be able to afford to live

alone, or live in a two-bedroom apartment. But having this space allows me to have both stable home AND office space, as I work from home.

- We will never be able to own a home and as soon as our landlords raise our rent one more time, we will have to live in a car. We have lived in Teton County for 30 years. It's sad.
- I just signed a new lease, at first rent was going to be \$2093, which would have been \$1046 a person. My rental agreement determined that rent could only be raised 3%, which then lowered my rent to \$1800.
- I did get a pay increase but my rent increase was higher
- Currently I am paying less than most, and I don't think that there should be a single bedroom in the entire town that's more than \$1,500. The wage is here just do not support anything higher than that, and in reality they don't support anything higher than 1,000 per bedroom... We really need to think seriously about rent control because the landlord's here could care less about locals
- I am paid below living wage of Jackson Hole, if my rent was any higher I could not afford to live here
- The park is currently looking at raising rent to be "in line" with market rate which puts many park employees at risk as there will not be a cost of living adjustment to accompany the increase in rent. Our rent is expected to increase 3-5% each year for the next several years.
- Everything is too expensive
- We are extremely fortunate for our current rental. We would not be able to afford the market place value for a 2 bedroom apartment.
- Housing situation in Jackson is very terrible. The rent is too high compared to the income in Jackson Hole.
- If our rent goes up any more we will both have to get 2nd jobs and what's the point of living here if we have to do that.
- I've been in a workforce unit at SB since they opened. What I am finding frustrating is how much they raised workforce this year. If there are 35 workforce units out of 90, why do they have to raise the workforce studios by 150. How is there no rent control!? At least let the fair markets take the hit and give us working folk a break for once. Thanks for listening!
- The county needs to put a cap on renting places as the landlords are the ones who set the rents and not the county.
- They raise the rent 200 extra, me and my roommates are thinking to move out from Jackson, we can't afford this situation 😞
- I believe that \$3,006.58 is outrageous for monthly rent when I do not make that monthly. I also have a car payment, monthly bills, hospital bills (now uninsured). Shocks me that I could have a mortgage and split that with a roommate and it would be less than my monthly rent. However, qualifying for a loan to buy a condo/home is impossible. Make it make sense. This of us who live in Jackson and work year round, deserve AFFORDABLE housing, deserve better amenities such as not having to pay for our parking spots monthly, storage space, but for the love of God, a place we can afford. I cannot have a roommate as my place is loft style, 1 bed. There is not room. To break my lease is another can of worms, I cannot afford to break it and move somewhere where rent is a little less. I love Jackson, I love the town, I love the people. But affordable living for the workforce is pathetic and downright ridiculous.
- It is very hard to have a family in Teton County, my wife and two kids, we live in a studio, and rent is very expensive
- The rent in this town is so much expensive every year...
- I cannot find a reasonable rental, even with the Housing Trust. Have been on a wait list for over a year for the outrageously expensive apartments in Hidden Hollow, and do not qualify with the income limits-I make under 50k/year. I lost my home of 4 years (3 bedroom mobile home) because it sold, and could move back in to this 3 bedroom trailer with a rental increase from \$4500 to \$6000, and an increased damage deposit, which I did not get back when I moved out. Workforce housing is few and far between, and I have been on the lottery for over 8 years. I am born and raised in Wilson Wyoming and can't live here. I am living with my parents in their 800 sq ft caretakers quarters. My story is very common here.

- I could only find a home in Alpine, Wyoming, but am a part of the Jackson community. I pay \$2200. Utilities are not included, and with the commute, my rent is effectively \$3k. I continue to look for housing that works for me IN Jackson Hole.
- I couldn't afford to rent a property within Teton County, even though I commute every day to Jackson for work.
- The rents are sky high. UNAFFORDABLE. Resorted to living in a tent this summer. Unsure what the winter will bring. Have been working in Teton Cty for 9 years.
- I have only rented in Lincoln county. The issues I've had are the landlords that mercilessly raise rent, don't return deposits and basically do whatever they wish.
- Although I can't participate since I don't live in Teton County currently I feel it might be relevant to note that while I work full time in Jackson, I live in Alpine (Lincoln County) because I have not been able to find a rental in Teton County that I can afford and that meets my needs.
- I work in Jackson, but cannot afford housing there. I live in Thayne and am quickly being forced out of renting here due to increasing rates akin to Teton County. There is no "affordable" housing in the area and common working folks are being forced out. My next option is to leave the area or be forced into homelessness. Boo.
- I rent in Alpine, WY and commute to Jackson! I can't find a place anywhere in Teton County...
- I don't think the Town of Jackson understands how working families are currently living. People are afraid to talk because they are multiple people living in some of the apartments in Town. People are using all the parts of the house or apartments to accommodate people. This also helps to pay the highest monthly payments for rent. This is so bad. But people will not talk because they are afraid to lose what they have. Just think about how much money people will need to make to pay the high cost of renting. The only way is to have multiple people living in the same room. This is not healthy knowing the limited and small spaces in an apartment. This is bad and it will continue this way if someone really does something that benefits everyone and all the type populations living in Town.
- I would love to rent in teton county, wy. The options seemed to be, pay \$1500 for a bedroom with a shared bathroom, and a bunch of other roommates. The best scenario for me would be a studio apartment for \$1200 or less. Thank you so much for asking, and for the difficult work you do. We need you!!!
- La renta en todo Jackson está muy elevada esto hace un retroceso a la productividad y crecimiento del pueblo
- Lo siento por escribir esto. Pero vivir en Jackson siempre a sido carísimo pero a hora es bastante caro es un lugar muy caro y las viviendas accesibles solo tienen el nombre por que de accesibilidad nada yo estoy aplicando des de hace meses y nada solo te cobran por cada aplicación de persona adulta y no te responden nada y si pides ayuda por ejemplo aquí te ponen en lista de espera y haci pasas asta años sin respuesta ponen muchas restricciones y para pagar todo lo que cobran de renta tienes que tener barios trabajos y si te pasas malo y si te falta pues también no aplica es un caos lo de la vivienda es puro negocio tanto para dueños de negocios como para el pueblo de Jackson y los que padecemos somos todos los que somos de clase media baja por qué siempre asido así puro negocio el los pueblos turísticos o ciudades espero no se molesten por decir la verdad disculpe mi comentario y muchas gracias seguro esperaré algún día su respuesta de ver si alguien de mi familia si pudo obtener algo para comprar o rentar Gracias 🙏
- Yo estoy pagando 3000 dólares por 3 habitaciones y 2 baños en el estado de Idaho en Driggs
- Can be a bit more affordable the places to live and in that way a better quality life goes along with it.
- Debemos pagar una cantidad considerable,, porque si de dan cuenta solo trabajamos para pagar los biles

#### On habitability / quality of rental unit...

- We live in a studio apartment with 2 kids and 2 adults and only 1 allowed parking space. Our hot water heater is going out only giving 10-15 min of hot water and the landlord won't fix it because it's not broken. I have water damage above my kitchen window and my other 2 windows but am told to "fix" it with bleach water and keeping windows open. I had a ice dam above my apartment all winter



and nothing was done about it till it started leaking and was told that the the "fix" was bleach water. My kids don't have a room of their own and we don't have a kitchen table to eat at because we don't have the space. I wish we could afford even a 1 bdrm but prices are so high that I can't even afford that. All we want is a 2bdrm but that's so far out of our price range that it seems it will never happen. I'm a self employed barber and my spouse is mechanic and we can't even afford basic housing for us and my children. I moved here for the outdoor lifestyle and my kids to be safe to be kids and play outside without worry and we are almost getting forced out and feeling like we are fighting to stay here for a normal/simple lifestyle. We don't go out to eat and we only buy what we need but most times we shop on the free Jackson pages and marketplace

- This property charges absurd additional fees and don't let you know about them unless you ask. The rent continues to increase each year as well. The property management is bad and I do not recommend people to live there because they aren't even aware of the current tenants renting a unit. They let me down incredibly
- Landlords have renters over a barrel and they know it. They treat us like dirt.
- My landlord does not repair anything that breaks be it electrical, plumbing or structural, he simply reminds me that I am lucky to have a roof over my head. He is right. If I lose this housing I will likely have to move away and will lose custody of my two youngest children. i have lived here for 44 yrs. i am 46 yrs old. Terrifying
- Our place is a complete and total dump. Very few things work. It is cramped and dirty. All of the maintenance/yard work/snow removal is on us. \$4000 is a complete rip-off but we can't afford anywhere else
- Even though my rental rate is low, the square space is 425 and is mold infested. Our landlord puts no work into the house.
- My husband and I live in the master and pay \$1800 for a house that was built in 1963 and is full of mold and asbestos. We've tried moving out multiple times but have fallen short due to having a dog so we've been forced to stay
- This place is a dump and the landlord has no interest in property upkeep because he know someone else will come in and rent because its 'affordable'
- My house also has mold and I am fearful of saying anything.
- Constantly worried about losing housing by not being able to renew. There's no guarantee we will be able to stay another year. I wish there was a way to guarantee our spot (ie longer lease terms, more available affordable rentals or more workforce rentals etc.). This makes us on edge to even feel comfortable asking landlords/property management companies to help make repairs to these overpriced, rundown rentals in worry that we might lose housing over asking for any sort of help.
- The house has no cable, no internet, no garbage pick up, and is infested with mice. The mouse problem is endless because there are so many entry points to the house - it's a really old plywood cabin. Cell service is spotty, yet I am right on S HWY 89 and can hear traffic noise when the windows are open. In winter, there is a wood stove and electric heat. It's pretty crappy, but I get to live alone, which is what I want. It's a Jackson Hole slum lord situation, for sure. I'm supposed to be grateful for this living situation.
- 1600/month gets us one window and zero outdoor space; property is maintained to the barest minimum regarding carpets l, appliances, etc., not enough parking since folks have to stack up to afford, garbage everywhere, etc. and so on. Just want to be clear about what 1600/month (just under 20k/year) gets a tenant in this situation
- W/D, as well as electricity, water, trash, wifi, are also covered in my monthly rent. :) No parking on the streets in the winter has it's challenges; as we have 3 persons and 3 vehicles "jockeying" for positions in the driveway. :(
- Renting in jackson, Especially Sagebrush is a challenge. We pay alot and the building parking lot areas arent well taken care of, nor really respected by the tennets. The quality of the build and materials is awful, You can literally clean the paint off with a damp cloth..... Not to mention they are in our apartment 2 times a month just to fix things.
- Solo me rentan un cuarto en mi trabajo como housing ,para mi y mis 2 hijas me gustaría tener un espacio más grande

### On current community character and planning...

- Our landlord is about to sell the house and we will be homeless. We are 5 people in a house with only one bath. There are so many empty homes in this town. Do something to change the situation because this town won't have anyone to work anymore and won't function. Thank you
- It is a shame when outside investors, like Blair's California owners purchase properties just to fund their REIT's. This town is not serious about solving this problem by allowing more hotels and tourism advertising. Increasing the demand for services. The Town/County is as Greedy as the owners who are purchasing the properties.
- GENTRIFICATION is what's happening here. If the workforce can barely afford to live here, and the filthy rich have 7 places and keep their rent going up, then you're forcing families to be homeless
- Hello housing department! I am a Jackson native, who has, like everyone around me, found it nearly impossible to live here. I think we need more than just many more deed-restricted workforce housing. I think there needs to be protections for the people who have lived here their entire lives and purchased homes in the 80, 90, and early 2000s from being taxed out of their lifelong home. We also need to stop building so many hotels and start zoning those areas for workforce housing only. I am tired of watching my community disintegrate.
- This town is suffering. How do we provide when service workers can't live. I rent from a local so I'm fortunate to have lower rent for Jackson.
- The housing market is terrifying right now.
- Get rid of short term rentals.
- Our rent is continually raised due to our landlord claiming that they must raise rent because of property taxes. They bought this house 10+ years ago for 20% of what it is worth today, and yet they increase our burden because of their property taxes on their asset that has EXPONENTIALLY increased, all the while we are paying them \$40,000+ per year to not make us homeless. Nothing about this adds up. If you purchase a house for \$1,000,000 today (of which there are none available), you are going to be paying ~\$6,700 per month for 30 years! To afford that, and not exceed the 30% income towards a house recommendation, you need to be making \$268,000 annually. God forbid you have to make that locally - unless the intent of the affordable housing is to help the local lawyers/doctors/financial "experts" and not any of the normal people here. Simply put, frustration is boiling over. If this town wants to pride itself on being a haven for billionaires who buy property here, claim residence, and don't pay taxes (thanks in part to the Jackson Hole Land Trust), then carry on! If we actually intend to build a community where money doesn't rule, we need drastic changes to take place immediately. This place needs to be less comfortable for the ultra-wealthy to live. Whether that means taxing empty bedrooms/houses, increasing property taxes, taxing deeded land, etc. something has to give. Until we address that, no new construction affordable apartments or "affordable" housing units are ever going to exceed the demand that exists. We can't build our way out of this.
- My landlord is a long time resident of Jackson. Like me, she is an educator and has compassionately provided an affordable home to a fellow teacher in an effort to help me live and work in our community.
- I have a unicorn rental situation. We only have the ability to live in the place we do at the rent we do because our landlord is actively trying to create affordable housing opportunities in Jackson and proves that it is possible to keep rent affordable regardless of property taxes and other excuses I have heard from other landlords
- We are forced to move every two years. Last two times because owners needed to move their employees into the house.
- Finally found something affordable, but it wasn't always like this
- I am one of the lucky ones, I've had reasonably affordable rent in the same rundown house for 10 years. I've lived here for 25. Unfortunately, my house is going on the market. I do not have a contingency plan.

- We have been given notice our lease will not be renewed. Teacher & nurse with five kids moving away from Jackson.
- My housing is through my employer: Teton Co. Once we've been in the employee housing we can no longer live there after 6 years (in which case I'll most likely move away and quit my job). Not sure why this type of housing would have a limit. It's not like we'd be able purchase anything after that 6 year term.
- We got lucky! Im sure most are paying far more.
- My rental is through a property manager. While the experience has been mostly positive, one of the downsides is I have no direct contact with my actual landlord and live in a constant fear that they could not offer a lease renewal when the time comes.
- While living in a 2 bedroom house with 3 people, it was with a fake room setup in the "dining room" in attempt to be able to afford to keep living in Jackson... it's not a great solution but it works
- My landlord could easily get 4,500-5,500 for our rental. He hasn't raised rent to that point because he is native to Jackson and doesn't like what's happened here, roommates aren't needed, and we take good care of the place.
- We need to keep living in Jackson. Rent is making it difficult. Plus we have other bills to pay not just rent. It feels like we are drowning and the town doesn't care. If they did they would actually help the working class not keep making more hotels. And workers housing, for J1s and any seasonal worker. There families that have been here for decades and are moving. The people who are here 365 days need help. Real help real solutions not just "oh yes we will help" when rent is 2k - 4K how is that helping? On top of that you have so many restrictions for housing. Please understand we are barely making it through the month. JACKSON BECAME FOR THE RICH ONLY NOT THE TOWNS PEOPLE. AND ITS SAD BECAUSE I WAS BORN HERE I WENT TO SCHOOL HERE AND IT FEELS LIKE THE TOWN DOESNT CARE FOR ANY OF US LIKE IT USE TO.
- building moratorium. get rid of STR. you cant build your way out of this problem and you are allowing developers and investors to destroy something beautiful and unique. make it happen. it's a human caused problem with a human solution. this is pathetic.
- I wish it was easier for people who work in teton county to live here. Something is failing badly.
- I am fortunate that I have connections here and therefore have secure housing...I live above my dear friends garage, but I want to get an affordable home one day, I ha e lived here for 23 years
- I have 3 jobs and housing is an awful thing to be constantly worrying about if I loose my housing I'm unfortunately have to leave
- Do something, or all the actual worker and work force will be gone
- It's been really hard to find housing, especially places that allow pets. Some people don't even allow dogs that are ESA certified animals. This made looking for a place to live even harder. Also, there are a bunch of people that come in to town seasonally looking for short term housing or vacation rentals, and they will pay higher prices. I wish there was a way to separate the full time workers from the short term needs. Maybe JHMR should provide their own housing or advertise to locals to work 1-2 days to get a discount, then they won't need to bring in and house as many out of towners, that take up much needed space for full time people. Just a thought.
- Actually maken housing affordable. Stop building hotels, condos. Build employee housing where it's affordable. Stop being greedy. If there's no employees in this town then how do you expect the tourists to be served.
- Jackson is extremely difficult to live In. It's sucks because this is my home, I grew up here and it feels increasingly more impossible to live here every year.
- I've lived in my car, lived at campgrounds, worked my ass off to prove to my boss that I'm worth investing in, and giving housing too and in return I try and do my best every day at growing his business. Housing is a struggle here, and these 'affordable housing' are still NOT affordable at 1-5k. I think other employers need to help their employees out to the best candidates to their businesses. Workers that contribute to the local businesses and economy directly. Housing affects mental health. It has everything to do with stability. If you don't have a stable out of work experience, you are

crippled for in work experiences. Thankfully my boss saw that, and also agreed I didn't need a roommate. Very thankful for him.

- I can't afford jackson rent- am about to be divorced and would like to stay near my kid. Nothing available that is under \$4k/mo. Why does town council allow more hotel units- high end condos? We don't need even more tourists. And our kids can't afford to live here when they leave home!
- I live in my van in town
- Couch surfing is a way of life in the hole! Squatter vans cost more but parking is free

#### On current housing programs and policies...

- Just want to say thanks for the service your people are doing to help the community. I hope I can find a housing through your people and get free of sharing apartment with people not so clean.
- Just to thank you JH for the service you give for our community. Just looking ahead to have a chance to have an apartment through your service and stop sharing apartment with people who doesn't know how to share an apartment in a clean and proper way.
- When will rent control be implemented?
- You have to stop the rich owning this beautiful town and let it open for new opportunities for everyone. Fair housing for everyone
- We would love to buy a home here in jackson but my fiancé and I do not fit within the affordable housing parameters so we would only be able to apply for a workforce unit but those units are priced out of our budget as well. I feel like we are in a space of making just too much but then again not enough...
- Help lowering the price of renting,
- Thank you for caring about our housing situation!
- We need rent controls asap
- Rentals are going craaaaaazy please help us developing more workforce rentals or just don't let ppl increase rentals like foam
- I appreciate the housing department and everything they do, but housing has been a nightmare in Jackson for DECADES, and nothing substantial ever changes for the better, especially for individuals who don't qualify for "affordable" housing but cannot afford workforce or market. I mean, look at the two housing preservation homes that just got relisted. If the current owners cannot afford them, there's no hope for the rest of us. Wages keeping up are irrelevant when food, gas, and recreation costs also go up. Just price groceries from Albertsons or Smiths here VS Idaho Falls. Blair Place makes you pay for everything now, including the owner's property taxes, with no upgrades or better services for existing tenants. I only received a 5% raise this year (none in the two years prior), but compared to inflation and the "Jackson Tax" on almost everything, it's just a pay cut. We all know housing issues here are complex, and many people in charge benefit from the real estate market, but eventually, no one will be able to live here.
- We wish to buy our house in the town
- We have been in the lottery system for 10-15 years and have been stuck in the Blairs because of it (residents for almost 20). We are currently looking for work and real estate in Wisconsin.
- Even workforce housing is unaffordable, and every year we have to beg for a decent sized raise to keep up with increased rent each lease renewal. Yes, two of us live in a three bedroom apartment, but we are trying to start a family and settle down in Jackson long term and we cant do that in a studio apartment. Currently we are having to get help to afford the apartment from our families because we cant afford both rent and basic monthly living expenses and it has been impossible to find another roof to put over our heads without being stuffed in a home with 4+ people like were living in a dorm even though we are in our mid-thirties. Unless you are making over \$200,000 a year individually we are all equally desperate in this town for anything affordable if you want to stay here long term- rent or buying. I feel like the current affordable housing cut offs shouldn't exist because all they do is punish the hard working 9-5ers who truly want to spend their lives here and contribute to the community long term. For anyone average who falls right outside the cut offs you're never going to be able to afford to buy a home and you certainly struggle to pay rent because the workforce

housing is still allowed to charge way too much. For example at hidden hollow, I know there is a long waitlist of people who want to live there but work remotely or for whatever reason dont qualify for workforce housing but there aren't any units available. However this spring, there were 5 workforce housing units available- because the actual qualifying workforce in Jackson cant afford it. The difference between a workforce housing 2 bedroom unit and a non workforce housing 2 bedroom unit came to 200\$ a month which is practically nothing- that does seem like a situation that is trying to help out the Jackson workforce to me. So why is Workforce housing still allowed to charge so much that it stretches all average locals so thin we cant afford it or save anything to someday have better living opportunities so we can become long term members of the community? And with rent rates as high as they are why are they still allowed to raise rent every lease renewal? Its not realistic because people don't just get endless raises every year of employment. Maybe if every 3-5 years workforce rentals could reevaluate rent and raise it by a certain percentage that would be understandable, but to have the rent as high as it is and then force people to beg for a raise every year to be able to keep a roof over their heads seems like a broken system to me. Finally, watching the market for other non-workforce rental opportunities to try and find something affordable is infuriating. When is there going to be a system in place to stop the rent inflation in this town by heavily taxing or prohibiting short term leases? Or can there be a way to give tax breaks to owners who provide workforce housing for a reasonable market price? Anything to encourage putting a stop to greed that's punishing young/mid aged adult locals just trying to have a life here would be incredible - because if you are a home owner renting in this town right now, why wouldn't you charge \$6000-\$8000 a month for rentals knowing remote workers who get rental stipends or vacationers are happy to pay that amount and put more money in your pocket? Even if this type of rental isn't a short term for vacationers, whoever is able to pay \$6000-\$8000 a month can afford their own mortgage here so if they wanted to be members of this community they wouldn't be renting. If there isn't some type of system in place to discourage a system thats rigged against hard working locals being able to afford any decent housing rentals its only going to get worse and worse for people actually wanting to live here and contribute to the community long term.

- We are in a market unit, but our apartment lease has us sign an affordable housing affidavit
- Workforce housing is still unaffordable.
- Less government subsidized housing. After living here for 20 years, and seeing how the County/town runs Housing has completely changed my view on what needs to be done. County or public funded/subsidize housing is only making the problem worse we must find private solutions to the housing problem
- Need more affordable apartments at 800 per room
- Update your housing application so people who are local don't miss out of the lottery for going to college. If a local student goes to college but continues to move back here for breaks and after college that shouldn't count as a gap. This is very damaging for kids who grew up here who also want to make this place their home.
- Our rental is below market rate (the individual owner feels it is important to support people working in community (TCSD and St John's). Below market rent is still a monthly stretch for us. As two professionals working here we do not qualify for affordable housing (income and assets too high)
- I would be in an affordable id you would allow 2 bedrooms for a single that has lived and worked and participated in the valley for 21 years. The fact that my family has moved away to pursue there own careers should restrict me from having a home they can return to and actually have a place to stay
- unfortunately because i am single you will not allow me to purchase a two bedroom. i have been here 21 years and was a good part of raising a child born here. I have been in my present rental for 18 years and up until the time the son took over the business end from his parents everything was fine but now he is actively(although not provable at this point) pushing to get me out by restrictions on guests and asking for more deposit and such even though i have maintained the home and property impeccably. the fact that i am not even able to apply for a two bedroom with a garage after 20 + years of residence and community involvement is sad. i will most likely be leaving the area in the next year due to another 1100 to 2000 dollar increase in rent on the next lease signing. its a shame that there is no bending to consider different situations of applicants.

- We are very appreciative of your efforts. I am a teacher at JHMS and housing is the number one anxiety for the stability of my family.
- Household incomes for affordable s should be less...and workforce homes should include 4 bedroom places for families. Thanks
- Lots more affordable units, please!
- Provide affordable housing for single income individuals
- more affordable housing please
- Would love a 4 bedroom home for my family but there are not many in the community
- Jackson needs more family sized affordable housing on the market. A majority of the options in the last 5 years have been small 1-2 BR units. Families tend to already be very rooted in the JH community and have high vulnerabilities with the risk of housing insecurity.
- Please try to work with homeowners and employers to get some really affordable housing that it's affordable according to your wages.
- You should collect data on sq foot and also quality of the housing! It would be great to get a public chart of overall sq ft / neighborhood. There's some landlords way overcharging for poor quality units but can get away with it because it's not as public and also the demand
- I work for the school district and my husband works for St. John's. We will not be able to continue to live here after having children if we cannot find stable housing. If there is not already, could you please put on info sessions on affordable/workforce housing process so that we can better understand the confusing system. Thanks!
- Your workforce housing is not affordable to your workforce.
- We need more apartments.... single family homes don't work for our workforce.
- It would be nice to live in an affordable space where I had a yard and didn't share walls with neighbors.
- I fell into the gap where I don't qualify for low income housing but I don't make enough to purchase workforce housing. Both me and my partner work in the county but it has become more difficult to afford to live here
- The housing department needs a complete overhaul. People take advantage of the system and the housing department allows it. Housing in this town is solely focused on condensed transient living, not for families. Where are the 3+ bedroom units with garages and yards and somewhere you want to raise a family. The system is beyond flawed. It's sad, it's distorted, workforce housing for 1 million????!! What workforce are you referring to????!! Why can people buy "affordable" units and now make double what they made when they bought it And now they own vacation property elsewhere? And no one sees the issue with this?! So flawed! We want you to stay here but you must sacrifice everything to do so, no wonder why there's such turnover in residents. You are part of the implosion of this town, and then you'll wonder where did everyone go? Wake up, revamp, focus on long term housing for families who are going to stay and contribute.
- Subsidized housing should be available to all longterm citizens renting in Teton County... Not just government and corporate employees.
- Thank you!
- Would love to see the results of this survey!
- Help pass legislature to cap rent increases!
- I've lived in Jackson for over 22 years...I make too much to comply with most regs for affordable housing but not enough for market housing. I'm not alone. Can you please offer more deed restricted options for people like me?
- It was impossible to find my place and when I did it was through a friend of a friend. I work in the park and so cannot live in satellite communities. My landlady is a kind older woman who made my rent affordable to me. I make a good living but this is A lot of money! I know I am lucky as the rent for my place could easily be double and I hope to start a family and as a single woman over 40 you are out of luck to start a family on your own and no way could you find your own place to start family planning. You must already have a child to be considered for more than one bedroom and then you can't afford it. This is the main reason I've not been able to have children yet. Cramming 4-5 people

into a home where rent for a bedroom and shared bathroom for over \$1,000 is the going rate. this town should do more for quality of living for their professionals or you will see them leave. There are many professionals who do not meet the young twenty something demographic. I am fortunate to make money and am a 16 year resident and contribute with a good career to this town. Next year I may be looking again. It is unsustainable.

- Loosen the criteria for freelance workers to apply for affordable housing! Perhaps a more flexible balance of part time local work + freelancing.
- Please continue to develop housing for families!! 2-3 bedrooms.
- I fit into a funky category, where I work locally and volunteer on the fire department, but my partner works remotely and is extremely engaged in local non-profit work. Our household income is too much to qualify for workforce or affordable (not enough of our income is made locally to qualify) BUT we do not make enough to be able to afford a market rate home. I would love to see the county make a category counting volunteer hours and allowing other community focused factors to play a role in determining eligibility for affordable housing options. I think it is important to realize that the workforce is changing to allow freedom of not living where your job is, and not all of those people are bad. They contribute to our community and we should be advocating for them to be able to stay here.
- Our community is in dire need of capital A affordable housing with adequate parking.
- Please, help us.
- I appreciate the work that the housing department does for us..thank you..
- I am ending my lease after 10 years as the owners have family moving in. I have lived in the area for 18 years and finding anything to live alone as a single professional woman is almost impossible. I price myself out of or because I am a single person am unqualified for affordable rentals which is unfortunate.
- I had tried to buy in Teton County over the past few years, but all of the homes, townhomes, condos I would have qualified for to purchase required a combo of 1) no pets and/or 2) multiple residents (ex. 2-3 people, even in a 2BR). This is understandable given housing challenges and the goals of a local housing authority, which I am familiar with from previous residency in Summit County, Colorado, but makes it tough for an individual working locally searching to buy as a single person. Continuing to rent, even once my rent was potentially increasing to \$2K/mo, would have been more reasonable vs. having roommates.
- It would help for the Housing Department to have more 1-bedroom rental opportunities for solo/one person renter
- Responsible couples that are trying to plan for a family should be allowed to apply for more than two bedroom places
- It would be wonderful to have more options for single adults working 100% locally. I own a local business and would love to have a room and office - 2 bedroom space to work from affordably or more / any 1 bedroom options. Thank you!
- Although this rent may seem affordable, it's still not easy have to move every six months. Luckily, I have a job that allows me to work at other locations if I am not able to find housing. More affordable rentals in the area is much needed. I have been on the waitlist for Sagebrush and Hidden Hollow for over a year. I know it is difficult with the lack of land in Jackson to accommodate all of the workforce but it is much needed. Thank you!
- Thanks for all you do!
- Get us working class more affordable housing.. Doctors and lawyers are upper crust... It's us doing the jobs that keep this town running that need affordable housing and 2700 for a bedroom is not affordable
- I'm terrified of this market, and feel a bit shunned by the affordable housing process. I don't have dependents, am not married, and so-called "make too much money" to ever qualify. Just because I haven't found the right person yet, doesn't mean I don't deserve to be here.
- I would love to eventually buy something, but as my parents age I will need to take care of them. I do not have children and I am not married. Being restricted to a 1-bedroom means that I cannot bring

my parents into my home as they age. This means I will ultimately end up moving away to take care of them instead of staying here and working.

- There needs to be easily accessible information for low-income families as well for families where one parent is disabled.
- Your workforce housing rates aren't priced the normal workforce can afford.
- Thank you for your hard work to keep the working class harbored in our town
- I appreciate your efforts to collect information and hope to be able to move into one of the workforce or county units ASAP
- Please build single family homes for teachers and firefighters. Like the Grove!
- Please simplify your paperwork. It is way way too complicated for people with multiple jobs, family/ community obligations.
- Affordable housing is not affordable.. Stop pretending like you're helping, you're only making the problem worse
- Wish affordable housing was available to lower income people (\$25-35k). I can't afford to move into county low income housing. Have lived here for 32 years.
- You are doing a fabulous job of providing affordable housing to the workforce and Jackson. Thank you very much for your hard work.
- How do I Apply for Affordable Housing, now that Im getting Married ?
- We need more actual affordable housing for the workers.
- Deed restricted with a salary cap means you can't get paid for your position or you lose your housing. Also, even with deed restricted 37% of your salary is going to housing per month. Doesn't leave much for car, car insurance, misc bills and groceries. Not very affordable!
- Please retain and encourage employee housing separate from deed restrictions so employers can house the employees they most want/need to retain, not those in the lowest paying jobs who qualify. This is critical for staff retention and to meet the needs of housing for seasonal workers and those outside of the system.
- I love being able to live in Jackson with employee affordable housing.
- I hope the Housing Authority will start to take single occupant and income earners into account in the future. I also hope to see more capital A Affordable housing units built in the future that take these single occupants like myself into account. Not everyone has a partner or wants one and we should still be able to live in our community alone and with dignity if that's our choice. We shouldn't be forced into having roommates.
- Despite being affordable, my rent is still more than 50% of net. Net NOT gross should be utilized to calculate rent for affordable units
- The only reason my rent is that low is because I live with family. If I didn't there is no way I could afford to live in Jackson without having multiple roommates. Something needs to change in this town. All the housing changes that are accruing are too little too late.
- Find a solution
- Get the work force affordable housing what you did on Kelly St is for professional workers not the working class. Shame on you a Dr can afford his own place.
- Thanks
- Thanks for what you do. Keep fighting for developments that increase the proportion of workforce/affordable rentals, and not buildings like mine that have only a couple workforce but mostly free-market or employer owned rent for transient Teton Village construction workers.
- Affordable housing is a joke
- Thank you so much
- How is the last home you had listed for sale "affordable"? Nearly \$7500 per month estimated payment? What family that actually lives and works in the community can afford that?!?
- Please make the "affordable rental/ ownership" actually affordable.
- You're doing great, it's a tough job.
- I feel "affordable housing" should not have rates that keep going up. When you sign a lease and its a price you can afford (budget) and still have money to buy groceries and other stuff. We passed on



buying a house 5 yrs ago because we couldn't afford it. But 2 yrs into renting our "affordable housing" because of rent increases, we are paying mortgage prices on rent instead of the house we passed on.

- I want to live in my current apartment and stay. However, your policies make it very difficult to stay. My partner wants to move in with me however because she is remote she cannot. We both work for non profits and I feel if one of us (me) is working for the county, and one is working for a non profit we should be allowed to stay instead of being made homeless. Your rules make life here stressful in an otherwise great place.
- Thank you for gathering this information!
- Why are the majority of available places for sale, specifically new ones, for affordable instead of workforce? You guys are subsidizing the unskilled tourist-focused workforce while providing next to nothing for the skilled workers needed for town - the healthcare workers, the government workers, etc. Got yours and piss on the rest?
- I hope the Affordable Housing Department is also taking into consideration all of the people who are forced to rent in Lincoln Co. and Teton Co, ID. Very few people can afford to rent in Jackson yet are vital to the workforce in the valley. This feels like a restrictive survey. Thank you for your work on this important issue!
- Thank you so much for your attention!!!!
- you are very helpful

#### On discriminatory practices...

- Fair Housing says prospective tenants cannot be discriminated on based on certain factors. One of which is familial status. Single adults are part of this group and are routinely discouraged or denied housing because they are roommates and are not a family. This is borderline discrimination based on family status. Single adults have the right to rent a place they can afford together as a group irrespective if they are not a married nuclear family.
- It seems this town is driven by the wants of Tourists and the Ultra-Elite, while the Needs of workers take a back seat. Fair housing states tenants cannot be discriminated against on basis of Family Status. While looking for housing this summer I was told several times that "the owner is looking to rent to a family and doesn't want to rent to adults that aren't unrelated" We are a bi-lingual household of Blue and Pink Collar workers looking for long-term housing. No smoking, no pets, we don't party because we have to work the next day to support this community that has given us so much. And it still is extremely difficult to be given a chance at the nicer long-term rentals when we aren't wealthy and we don't have families.

#### Other comments...

- I live and work on property at Signal Mountain Lodge.
- I want to buy apartment or house
- I have 2 daughters that sometimes come and stay with me.
- Looking for 1 bedroom apt
- I feel sick to my stomach just talking about this subject.
- I've applied for about 7 one bedrooms and haven't been picked yet. I've been told that the town employees get first choice and county employees are last to be picked.
- With the owner of this apt building looking to sell suddenly, I feel very housing-insecure!
- Yo quiero donde vivir buscado espero sea muy barato
- I'm wanting to own my own house I'm a resident of 30yrs in the roofing/construction business
- We totally looking for a more bigger place for our family. We in a small place. Thanks
- I think here, the housing loan is through Fannie Mae Freddie. A few units need to be affordable. I am a single mom and been here 8 years. Kids have all graduated and hope I still qualify. I'm not sure how it is calculated.

- I've been hoping to buy an affordable home through the housing trust for the last two years. Still hoping!!!
- We are so incredibly grateful to have secure and affordable housing in Jackson!!!!!!
- It's a brand new phase for the TCSD housing units made in to modular homes
- Need other housing thanks!
- I live w/ my partner who bought an affordable. If it were not for this situation I would not be able to stay in Jackson.
- I rent a place in alpine and commute to work everyday
- I am a landlord - surprised you did not ask landlords rental rates. Thanks
- We own a 800 Sq ft guest house that we are renting for \$2000 a month.
- I am looking for section 8 housing. I would also like the fair market value limits for section 8
- We own a 3bd rental property and rent it to a family for 2800
- I need a house for living. My mom is diagnosed with Alzheimer disease. She can't live with me. I want to be close to her. The disease is progressing...thank you!
- I need studio 1 bed apt
- Some questions were easy to understand and thank you for sending it to me to support the Teton county housing
- Nos gustaría una vivienda más accesible, por k me diagnosticaron una enfermedad en los ojos, y dependo de la vivienda de mi trabajo es muy importante para mi encontrar una vivienda aún costó más accesible porfavor
- Yo necesito un lugar más grande por que si esta muy pequeño donde vivo
- living in my car
- me gustaria calificar para obtener una vivienda, que este al alcance de mis posibilidades economicas, mi familia esta confirmada por 3 personas mis 2 hijas de 8 anos y yo.